

Town of Knightdale

DEVELOPMENT FEE SCHEDULE

Effective 7-01-2017

Insert Project Description Here

Fees due are based upon the fees and charges schedule in effect at the time you pay your fees. The fees and charges schedule is subject to change on July 1 of each year.

FEES DUE ON APPLICATION

A. Amendment Petition Fees

A fee is charged to recover a portion of the cost of review of a rezoning request and the cost of advertising for the required public hearing regarding the rezoning case.

Comprehensive Plan Amendment	\$500.00		\$0.00
Unified Development Ordinance Amendment	\$500.00		\$0.00
Zoning Map Amendments			
General Use District	\$500.00		\$0.00
Conditional Use District	\$500.00		\$0.00

B. Zoning Compliance Permit Fees

Without Site Plan Review	\$75.00		\$0.00
With Site Plan Review(s)			
Flat Fee	\$250.00		\$0.00
Per Acre Charge	\$50.00		\$0.00

C. Master Plan Application Fees

Flat Fee	\$250.00		\$0.00
Plus Per Acre Charge	\$50.00		\$0.00

D. Special Use Permit

Residential Use	See Master Plan Fee		
Non-Residential Use	\$600.00		\$0.00
Special Use Permit Modification	\$600.00		\$0.00

E. Zoning Confirmation Letter

Zoning Confirmation Letter			
Submittal Fee/1 Hr. Review	\$75.00		\$0.00
Additional Per Hour Fee	\$50.00		\$0.00

F. Board of Adjustment (Land Use Review Board)

Variances	\$500.00		\$0.00
Appeals or Interpretations	\$300.00		\$0.00

G. Sign Permit Fees

Sign Permit Application	\$75.00		\$0.00
Banner Permit-Per 2 Week Period	\$25.00		\$0.00

H. Public Hearing Mailing Fees

The applicant is responsible for the cost of supplies and postage for mailings which are required by the public hearing notification procedures. The applicant is also responsible for the preparation of the notification list, map, letter & addressing and providing postage on envelopes in accordance with the application submittal requirements.

Public Hearing Mailing Fees	Actual Cost Paid by the Applicant		\$0.00
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I. Miscellaneous Permits

Blasting Permit	\$100.00		\$0.00
Petition to Close Right-of-Way	\$100.00		\$0.00
Livestock/Farm Animal Permit	\$50.00		\$0.00
Encroachment Permit	\$50.00		\$0.00
Encroachment Inspection	\$75.00		\$0.00

J. Miscellaneous Fees and Documents

Standard Specifications and Construction Details	\$30.00		\$0.00
Comprehensive Plan	\$35.00		\$0.00
Unified Development Ordinance	\$35.00		\$0.00
Town Code of Ordinances	\$75.00		\$0.00
Printed Maps			
Custom Maps by Development Services Dept. - Per Hour, 1 Hour minimum	\$60.00		\$0.00
Computer Files onto CD (per CD)	\$2.00		\$0.00
DVD Copy of LURB Meeting	\$2.00		\$0.00
Paper Copies			
8.5"X11" - Per Page	\$0.15		\$0.00
8.5"X14" - Per Page	\$0.25		\$0.00
11"X17"	\$5.00		\$0.00
Large Format - Per Sq. Ft.	\$1.00		\$0.00
Certified Copy - Per Page	\$2.00		\$0.00

K. Violations

UDO Violation			
First Offense	\$250.00		\$0.00
Each Day Until Corrected	\$50.00		\$0.00
Sign Violation			
First Offense	\$100.00		\$0.00
Second Offense w/in 6 mo.	\$250.00		\$0.00
Each Day Until Corrected	\$25.00		\$0.00
Lighting			
First Offense	\$50.00		\$0.00
Each Day Until Corrected	\$50.00		\$0.00
Landscaping Violation			
First Day	\$50.00		\$0.00
Each Day Until Corrected	\$50.00		\$0.00
Per Sq. Ft. Area of Vegetation	\$2.00		\$0.00
Environmental Protection Violations			
First Day	\$250.00		\$0.00
Each Day Until Corrected	\$250.00		\$0.00
Building Occupancy w/out CO or after TCO expiration			
First Day	\$500.00		\$0.00
Each Day Until Corrected	\$100.00		\$0.00

DEVELOPMENT FEES

A. Knightdale Review Fees

Sketch Plan Review - Site plan & subdivision courtesy review (prior to formal SUP, ZCP, or major subdivision).			
Submittal Fee	\$200.00		\$0.00
Town Engineer Hourly Rate	\$100.00		\$0.00
Senior Planner Hourly Rate	\$80.00		\$0.00
Construction Plan Review - Initial \$300 for construction plans plus actual costs due after all preliminary and construction plan review and upon invoice.			
Const. Plan Submittal Fee	\$300.00		\$0.00
Town Engineer Hourly Rate	\$100.00		\$0.00
Senior Planner Hourly Rate	\$80.00		\$0.00
Urban Service Area Review - For areas not within the current Knightdale corporate limits or ETJ. Fees incurred by Town Engineer or Traffic Consultant are due upon invoice.			
Town Engineer Hourly Rate	\$100.00		\$0.00
Senior Planner Hourly Rate	\$80.00		\$0.00

B. Engineer Review Fees

Town Engineer: Cost for the Town of Knightdale Town Engineer to review plans and provide comments/recommendations on development plans including but not limited to:

1. Review of site and subdivision plans whether preliminary or construction plans.
2. Attendance at meetings.
3. Special projects as required.

Consultant Engineer/TIA Review: Reimbursement of costs incurred by the Town of Knightdale for the Town's Consulting Engineer to review reports or plans that the Town's Engineer cannot review and/or a traffic impact analysis (TIA) and submit a report on such review. A Pre-Application Conference is required to be held with the Town's Consulting Engineer to determine scope of services and preparation fee. The TIA is required to be completed prior to development plan submittal. These fees will be due upon invoice.

Engineer Review Fees			
Town Engineer Hourly Rate	\$100.00		\$0.00
Consultant Engineer	Actual Cost		
TIA Review	Actual Cost		

C. Town Attorney Legal Review Fees

Reimbursement of costs incurred by the Town, which are above and beyond those costs covered by the retainer agreement between the Town and the Town Attorney, including, but not limited to, review of legal documents, preparation for court cases and attendance at meetings. These fees will be due upon invoice.

Legal Review Fees			
Actual Costs			\$0.00

D. Final Plats For Recording

Final plats for recording at the Wake County Register of Deeds Office must first obtain an approval signature from the Review Officer for the Town of Knightdale. This fee offsets a portion of the cost of review of these plats.

Exempt	\$100.00		\$0.00
Recombination	\$100.00		\$0.00
Right-of-Way Dedication	\$100.00		\$0.00
Boundary Survey of Existing Lots	\$100.00		\$0.00
Minor Subdivision			
Base Charge	\$100.00		\$0.00
Per Lot Fee	\$5.00		\$0.00
Family Subdivision			
Base Charge	\$100.00		\$0.00
Per Lot Fee	\$5.00		\$0.00
Major Subdivision			
Base Charge	\$300.00		\$0.00
Per Lot Fee	\$5.00		\$0.00

E. Capital Facility Fees

This fee replaces acreage fees, sewer development fees and nutrient reduction fees for new subdivisions, phases and lots recorded after June 30, 2013. FOR CASES WHERE LOTS WILL NOT CONNECT TO TOWN UTILITIES, CAPITAL FACILITY FEES ARE NOT DUE. Fees are charged per meter.

Meter Size	Fee		
5/8" Meter			
Water	\$2,238.00		\$0.00
Sewer	\$2,350.00		\$0.00
3/4" Meter			
Water	\$2,238.00		\$0.00
Sewer	\$2,350.00		\$0.00
1" Meter			
Water	\$3,730.00		\$0.00
Sewer	\$3,916.00		\$0.00
1.5" Meter			
Water	\$7,459.00		\$0.00
Sewer	\$7,833.00		\$0.00
2" Meter			
Water	\$11,935.00		\$0.00
Sewer	\$12,533.00		\$0.00
4" Meter			
Water	\$37,296.00		\$0.00
Sewer	\$39,165.00		\$0.00
6" Meter			
Water	\$74,592.00		\$0.00
Sewer	\$78,329.00		\$0.00
8" Meter			
Water	\$119,348.00		\$0.00
Sewer	\$125,327.00		\$0.00
10"			
Water	\$171,563.00		\$0.00
Sewer	\$180,157.00		\$0.00
12" or Greater			
Water	Must be quoted by CoR		
Sewer	Must be quoted by CoR		

For approved sewer-only connections, the capital facilities fee shall be \$1,567.00 per 4-inch

F. Stub Fees

Water Stub - Per Stub	\$91.00		\$0.00
Sewer Stub - Per Stub	\$91.00		\$0.00

G. Water Capacity Fees

WATER CAPACITY FEES – FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR A BUILDING PERMIT, WHICHEVER OCCURS FIRST. FOR CASES WHERE LOTS WILL NOT CONNECT TO TOWN WATER, CAPACITY FEES ARE NOT DUE. ** This fee is not eligible for oversize credit or reimbursement

Single Family-Per Unit (250 GPD)	\$1,063.00		\$0.00
Multi-Family Per Unit (250 GPD)	\$1,063.00		\$0.00
All Other Uses Based on Applicant Estimate as Approved by Town Engineer	\$4.25		\$0.00

H. Sewer Capacity Fees

SEWER CAPACITY FEES – FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS (MAJOR OR MINOR) OR UPON APPLICATION FOR A BUILDING PERMIT, WHICHEVER OCCURS FIRST. FOR CASES WHERE LOTS WILL NOT CONNECT TO TOWN SEWER, CAPACITY FEES ARE NOT DUE. ** This fee is not eligible for oversize credit or reimbursement

Single Family-Per Unit (250 GPD)	\$1,075.00		\$0.00
Multi-Family Per Unit (250 GPD)	\$1,075.00		\$0.00
All Other Uses Based on Applicant Estimate as Approved by Town Engineer	\$4.30		\$0.00

I. Payment In-Lieu of Construction of Streets/Public Infrastructure

FEES DUE UPON ISSUANCE OF A CONSTRUCTION IMPROVEMENTS PERMIT OR UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS OR UPON APPLICATION FOR BUILDING PERMIT, WHICHEVER OCCURS FIRST.

**This fee is eligible for a credit subject to an approved developer agreement.

Actual Costs as Approved by Town Engineer			\$0.00
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J. Payment In-Lieu of Construction or Dedicated Recreation Per Unit

FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS OR UPON APPLICATION FOR BUILDING PERMIT, WHICHEVER OCCURS FIRST. FEES ARE DUE FOR ALL LOTS WITHIN THE KNIGHTDALE PLANNING JURISDICTION. PAYMENT IN LIEU OF CONSTRUCTION OF RECREATION FOR FAMILY SUBDIVISIONS IS DUE UPON APPLICATION FOR A BUILDING PERMIT.

Subdivision Date	Fee In Lieu Per Dwelling Unit		
Prior to 7/1/94	\$267.00		\$0.00
SFD Between 7/1/94 -6/30/00	\$315.00		\$0.00
MFD Between 7/1/94 - 6/30/00	\$230.00		\$0.00
After 7/1/00	\$2,500.00		\$0.00

K. Public Infrastructure Inspection Fees

FEES DUE PRIOR TO ISSUANCE OF A CONSTRUCTION IMPROVEMENTS PERMIT OR UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS OR UPON APPLICATION FOR BUILDING PERMIT FOR EXISTING LOTS OF RECORD, WHICHEVER OCCURS FIRST.

** The same fees will apply for any development projects requiring infrastructure inspections by the Town which are in the Urban Service Area, but not in the Town’s corporate limits or ETJ.

Storm Drainage per Linear Foot	\$1.00		\$0.00
Streets per Linear Foot	\$1.00		\$0.00
Sidewalks per Linear Foot	\$1.00		\$0.00
Curb and Gutter per Linear Foot	\$1.00		\$0.00
Reinspection Fee	\$50.00		\$0.00
Subdivision Final Reinspection at Conclusion of Warranty/per hour	\$75.00		\$0.00

L. Parking in Town Center Overlay District

FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS AND UPON APPLICATION FOR BUILDING PERMIT FOR EXISTING LOTS OF RECORD.

Town Center Overlay Per Parking Space	\$500.00		\$0.00
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M. Transportation Fees

FEES DUE UPON FINAL PLAT APPROVAL FOR NEW SUBDIVISIONS OR UPON APPLICATION FOR BUILDING PERMIT, WHICHEVER OCCURS FIRST. FEES ARE DUE FOR ALL LOTS WITHIN THE KNIGHTDALE PLANNING JURISDICTION. PAYMENT OF THE TRANSPORTATION FEE FOR FAMILY SUBDIVISIONS ARE DUE UPON APPLICATION FOR A BUILDING PERMIT.

Residential Category	Cost Per Unit		
Single Family Residential	\$400.00		\$0.00
Multi-Family Residential and Attached Residential	\$300.00		\$0.00
Hotel/Motel per Room	\$313.00		\$0.00

Industrial Category	Cost Per Unit		
Industrial, Manufacturing, Agricultural Processing- Use Greater of Fee Per Acre or Fee Per 1,000 Sq. Ft.			
Per Acre (See Note Above)	\$1,835.00		\$0.00
Per 1,000 Square Feet (See Note Above)	\$181.00		\$0.00
Warehouse, Wholesale, Distribution, Transfer, Storage Facility Per 1,000 Sq. Ft.	\$302.00		\$0.00
Miniwarehousing per 1,000 Square Feet	\$80.00		\$0.00

Office/Hospital/Medical Facilities	Cost Per 1,000 Square Feet		
Less than 100,000 SF	\$543.00		\$0.00
100,000 to less than 200,000 SF	\$438.00		\$0.00
200,000 SF or Greater	\$334.00		\$0.00

Institutional Uses			
Group Quarters - Per Bed	\$80.00		\$0.00
Churches - Per 1,000 SF	\$135.00		\$0.00

Day Care Facilities - Per Licensed Enrollee	\$83.00		\$0.00
Elementary and Middle Schools - Per Student*	\$32.00		\$0.00
High Schools - Per Student*	\$43.00		\$0.00
Cemetery - Per Acre	\$127.00		\$0.00

Retail	Per 1,000 SF		
Less than 50,000 SF	\$1,092.00		\$0.00
50,000 to Less Than 100,000 SF	\$982.00		\$0.00
100,000 To Less Than 200,000 SF	\$1,247.00		\$0.00
200,000 To Less Than 300,000 SF	\$1,148.00		\$0.00
300,000 SF or Greater	\$950.00		\$0.00
Outdoor retail display areas as Primary Use - Per Acre**	\$1,939.00		\$0.00
Retail Delivery Pumps per Pump***	\$190.00		\$0.00

*A standard based on students refers to the total student capacity of either any new school or an addition to an existing school. 25 students is the student capacity set for each temporary classroom.

**A standard based on acreage refers to the total land and water surface area of any lot or lots on which any primary, accessory or incidental use or portion thereof is located.

BUILDING PERMIT FEE DUE ON INVOICE

A. Building Permit Processing and Inspection Fees

Building Permit Processing Fee	\$75.00		\$0.00
Residential Setback and Certificate of Occupancy Inspection	\$50.00		\$0.00
Commercial Setback Inspection	\$150.00		\$0.00
Commercial Certificate of Occupancy Inspection			
Inspection - Base Fee	\$150.00		\$0.00
Acreage Fee - Per Acre	\$25.00		\$0.00
Commercial Certificate of Occupancy Inspection - additions or alterations that do not affect the number of parking spaces or require landscape improvements			
Inspection -	\$50.00		\$0.00
Weekend Inspection Knightdale Employee	\$300.00		\$0.00

B. Water & Sewer Tap/Meter Fees (City of Raleigh Public Utilities)

METER FEES DUE UPON APPLICATION FOR BUILDING PERMIT FOR EXISTING LOTS OF RECORD. ALL TAP FEES DUE PRIOR TO TAP BEING MADE.

Size	Fee		
5/8" Meter	\$263.00		\$0.00
3/4"			
Meter	\$263.00		\$0.00
Tap Fee**	\$2,887.00		\$0.00
1"			
Meter	\$341.00		\$0.00
Tap Fee**	\$3,178.00		\$0.00
1.5" Meter	\$503.00		\$0.00
2" Meter	\$638.00		\$0.00
4" Meter	\$3,566.00		\$0.00
6" Meter	\$5,234.00		\$0.00
6" Line with Fire Protection	\$8,036.00		\$0.00
8" Meter	\$4,612.00		\$0.00
8" Line with Fire Protection	\$10,732.00		\$0.00
10" Protectus III	\$14,318.00		\$0.00
3/4" Service Split for Irrigation			
New Service	\$578.00		\$0.00
Existing Service	\$1,190.00		\$0.00
Tap Fee**	\$2,887.00		\$0.00
1" Service Split for Irrigation			
New Service	\$982.00		\$0.00
Existing Service	\$1,597.00		\$0.00
Tap Fee**	\$3,178.00		\$0.00
Sewer Tap-4" Line	\$3,611.00		\$0.00

C. Water and Sewer Nutrient Reduction Charge (CORPUD)

A FEE IS CHARGED TO ALL USERS THAT DISCHARGE, CAUSE OR PERMIT THE DISCHARGE OF SEWAGE INTO THE POTW OR THAT CONNECT TO THE CITY'S WATER DISTRIBUTION SYSTEM. THIS FEE IS NOT ELIGIBLE FOR OVERSIZE CREDIT OR REIMBURSEMENT. This FEE IS ONLY APPLICABLE FOR LOTS RECORDED PRIOR TO JULY 1, 2013. THIS FEE HAS BEEN INCORPORATED INTO THE CAPITAL FACILITY FEES

Residential: Water			
Per Single Family Unit	\$1,615.00		\$0.00
MF Per Unit (Single Service)	\$1,615.00		\$0.00
Residential: Sewer			
Per SF Unit	\$884.00		\$0.00
Group Housing Per Unit (Single Service)	\$732.00		\$0.00

Wake County Building Permit Fees			\$0.00
Fire Permit Fees			\$0.00

Total			\$0.00
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